

DRAFT Meeting Minutes
Advisory Committee on
Legislative Space Allocation and Design
Friday, May 19th, 2006
Senate Caucus room

The meeting was called to order at 9:07 am by Representative Lawrence Denney, Co-chair. Members present were Senators Stegner (Co-chair), Geddes, Cameron, Werk and Representatives Deal, Black and Jaquet. Staff members present were Jeff Youtz, Supervisor, Budget & Policy Analysis; Eric Milstead, Budget & Policy Analyst; and Lisa Kauffman, Committee Secretary. Also in attendance were Carl Bianchi, Legislative Services; Pam Aherns, Department of Administration; Jan Frew and Ric Johnston, Division of Public Works; Paul Brown, 3DI Engineers; Tom Woodall and Mark Woodall, Lemley/3DI Engineers; John Maulin, CSHQA Architects; Jeannine Wood, Mary Sue Jones, Rusti Horton, and Sara Jane McDonald, Senate Staff; and Terri Franks-Smith, Sue Frieders and Al Noyes, House Staff.

Co-chair Denney asked the committee if everyone had a chance to read the minutes from the April 28th meeting and if there was any discussion. Senator Werk moved to approve the minutes; motion was seconded by Representative Deal. However, Senator Cameron arrived after this vote was taken, and asked that the committee consider adding to the minutes his concern about the historic 'pink' elevator that is currently in use on the Senate side of the building. He would like it noted that this committee wants the new high speed elevators to replace the original ones for public access through the building. The committee agreed to his request.

Jan Frew reviewed the process and timetable of the project to date. The Division of Public Works has set a timetable in order to achieve their goal of breaking ground on the wings addition this time next year, and to facilitate that will need a final decision on space allocation and the programming of the wings submitted by this committee no later than the end of May. The programming consists of identifying the needs of the space, how many hearing rooms, location of staff, secretaries and committee chairs, food service placement, etc. That component has been identified in the last meeting.

Once the final decision on the allocation and programming is made, DPW will be able to move forward with the rest of the planning process and will instruct CSHQA to review the Capitol plans regarding details or floor plans that would need to be revised to accommodate the addition of the wings, a process which is expected to take several months. Once those final plans are ready, they will be put out for bid. Once the programming is done for the wings, which will identify

what function will be happening in specific areas, then they can move forward with the preliminary planning for the wings addition. They are still in discussions with Department of Administration, DPW, and various consultants on how they would like to deliver this project, which will determine if they are going to use the Sandler at Risk, low bid for certain portions or do a design build for certain portions, which are all different methods of construction delivery. All of the above needs to be identified by this committee no later than the end of May, and once that is done there will be a long period of design work. During this period, this committee will be consulted on design concepts and details as they come up for discussion.

Today the committee will be able to review what was discussed and planned at the last meeting and be able to see the architect's conception of those ideas and decide if they want to approve or add to those designs.

Senator Werk asked if they had considered the rising construction costs for the wings project. Ms. Frew said yes, they had established preliminary budgets that are flexible to accommodate additional needs as this project progresses. The DPW's goal is to keep the wings project within the outlined budget which they feel is very possible since new construction costs are fairly stable. However, the main concern is the cost of restoring the Capitol. Once you start tearing walls and such out of an existing structure, you don't know exactly what repairs will need to be made until you actually do the demolition and begin restoration. DPW feels they have identified the areas of concern where additional costs may be incurred but they will not know for sure until the project actually begins. As the designs are refined, the cost estimates will be adjusted to reflect any changes.

Senator Cameron inquired if it was possible to start construction on the wings prior to vacating the Capitol. Ms. Frew replied that they did review that possibility, but that the time of year and the weather determined that would not be a wise decision. Also, the final design will not be completed until January or February of next year, and once that is done, the bidding process would be implemented and once that is completed, then ground breaking would begin at the end of March at the earliest.

Ms. Frew reviewed for the committee the status of the exterior repairs on the Capitol. To date, they have completed two major projects, one being the reconstruction of the east and west stairs and the tuck point repair of the stonework on the east wing of the building. The second was the completion of repair and refacing of the exterior stonework and the restoration of the eagle on the top of the rotunda, which was regilded with gold leaf, and the lantern dome, which was rejointed and refaced. Other repairs included the repair or replacement of various windows or skylights on the dome, columns and joints.

The skylight above the JFAC room was also rehabilitated and a new frame and new glass was installed which has made the room a lot brighter.

Senator Stegner asked what else needed to be done on the exterior. Ms. Frew replied that under the restoration plan all the windows on the outside would either be rehabilitated or replaced, including the hardware, pulleys, and handles. The roof also needs to be replaced since there are parts that are totally deteriorated at this time and it has been a challenge to keep the occupants of the building dry to date.

Senator Stegner remarked that in old photographs of the Capitol that the roofs over the chambered domes were a lighter color than they are currently and asked if there was a plan in place to restore those to their original color. Ms. Frew replied that those roofs are lead coated copper and over time, have darkened with age which is a natural weathering process, but the white streaks are caused from water and the elements. Restoring those roofs to their original color is possible, but removing the white streaks is the challenge because they would need to be cleaned yearly since that is a natural occurrence.

Paul Brown gave his presentation on the space allocation concept, but reiterated that this was not floor plans the committee was reviewing today, but blocks of space allocated to specific needs that the committee had defined in previous meetings. All groups had been consulted with the exception of the Executive Branch, mainly because of the transition occurring there, so space allocation on the first and second floors of the building will not be a part of today's discussion.

At the last meeting, it was suggested that committee hearing rooms would be located on the lowest level of the wings with the chairman's offices in close proximity, and the bulk of legislators' offices being located on the upper level of the wings. The center of the garden level would be used for two purposes; one would be the exhibit and education center area and the other it would be used to house most of the Legislative Services Offices, which would be centrally located for use by both the Senate and the House.

On the fourth floor, the Gold and Silver Room would be reduced in size to accommodate two conference rooms and offices for the Budget & Policy Analysis staff. The area surrounding the Senate and House chambers would remain and space design would be determined at a later time as to its use of conference rooms or offices.

On the third floor the JFAC room and the Budget & Policy Analysis staff offices would remain the same as would the Senate and House chambers. The office space that is currently housing leadership would be reallocated.

Representative Jaquet wanted the minutes to reflect she does not want Minority Leadership offices to all be housed on the fourth floor and separated from the Majority Leadership offices; she would like them to remain on the third floor.

Representative Black inquired as to what the space on the 4th floor where the lobbyist room and Minority Offices are currently housed will be used for once the building is renovated. Mr. Brown replied that the traditional use for that space was the statuary hall and that on the Capitol Master Plan it was to be returned to its designated use. The space had been made into offices and the ceiling had been lowered but once the renovation is done, the vaulted ceilings will be restored, statues returned, and that area used for receptions.

Representative Jaquet stated that she hopes that there will be an art committee that will deal with the selection of art for the renovated Capitol and that committee should also address outfitting the statuary hall as well. She said that they did that in Texas and that committee did a beautiful job of picking pieces for the building.

Mr. Brown reviewed the garden level floor plan and pointed out the education center, gift shop, and visitor services area which are slated for the center of the rotunda area. The balance of Legislative Services will be located on this floor, assuming the character of the garden level is able to be enhanced by changing the layout around the perimeter.

Senator Stegner asked where the press and the lobbyists would be located. Mr. Brown indicated that space had been made in the below grade wings in the rotunda area, which would be centrally located to both the House and Senate sides.

Mr. Brown presented the committee with a plan that shows both Senate and House auditorium style meeting rooms located at each end of the garden level wings in order to give those rooms the maximum height possible. If they choose to locate them closer to the center of the rotunda, they will lose the height which lends to the openness of the room, but it was suggested that the auditoriums be moved towards the rotunda for easier access by both Houses. The large auditoriums on each side are a two-story volume room and the other committee rooms are one-store volume. The committee rooms will be located on the lower level because they do not need as much access to daylight as the offices will.

Pro Tem Geddes asked if the actual square footage amount was set in an equal footprint on each side or if that square footage could be adjusted if needed. Carl Bianchi replied that the legislation was carefully drafted to say 'approximately' in reference to the total amount of square footage so the number could be adjusted slightly upward if needed to provide the most useable footprint. And,

Mr. Bianchi pointed out that since the wings will be underground we don't have to worry about symmetry and since the House has more members, their side could very well be larger in square footage than the Senate's. The floor plans for each side are very flexible and can be configured to accommodate the needs of both individual sides allowing more space for one side if needed.

Senator Stegner asked Mr. Brown if he wanted the committee to sign off today on the concept of having a set number of meeting rooms on two floors in the general configuration that has been presented at today's meeting and Mr. Brown replied that is what he would like so they can move forward. Senator Stegner confirmed that each side increased the number of hearing rooms by one, so the Senate side would have the larger auditorium and 4 committee hearing rooms, and the House side will have 5 committee hearing rooms and the smaller auditorium.

Representative Jaquet inquired about the dining facility arrangement. After much discussion, it was determined that a food preparation area and a dining facility for each body would be located in both the House and Senate wings of the garden level. There will be no food preparation area on the third floor but snack-style food will be available in the House and Senate Caucus Rooms for the legislators. There will also be a snack bar available to the general public in the center public area of the garden level, which will be located next to the gift shop and the education area. Representative Jaquet requested that since the House has more members that their food preparation area and dining area should be larger than the Senate side. Senator Cameron asked that a member's only dining area be incorporated on the third floor next to both chambers so that members could bring their trays up if they wished. He also stated that the dining area in the basement could be an open dining area for legislators, their guests, and staff members.

Jeannine Wood commented that their smallest committee room now holds 28 people and has overflow out into the hallway at almost every meeting and wondered if a 50-person committee room is largest enough when you are looking down the road and planning for the future. Representative Jaquet commented that with the new plan we will have an overflow room that will be wired for technology so that should take care of the excess overflow of people wishing to view the committee proceedings, something that we currently do not have.

Mr. Brown said that at this time his presentation was complete to this point and asked for a list of things they could move on today that would facilitate them moving forward in the planning process. The following items were discussed and voted on:

1. General Stacking Diagram-This concept was accepted by the committee with the motion that function and use of space should determine the optimum footprint size and design on both sides of the wings. Moved by Senator Geddes, seconded by Senator Cameron. Unanimous consent to accept the motion.

2. Food Service-Food preparation stations will be on both sides of the garden level for each house with adjacent dining areas. Moved by Senator Stegner, seconded by Senator Cameron. Unanimous consent to accept the motion.

3. Hearing Room Count & Location-To plan for the larger auditoriums toward the center of the rotunda and to allow the architects freedom to create the optimum design to accomplish that. And, to keep the number of committee rooms on each side as originally planned (Senate, 4 rooms, plus the larger auditorium; House, 5 rooms plus the smaller auditorium) and to allow the design team to revisit the optimum size of the meeting rooms and to determine if the current projected size is adequate for the future. Moved by Senator Cameron, seconded by Senator Stegner. Unanimous consent to accept the motion.

4. Secure Corridor on Lower Level Garden Wing-To have secure corridor access on the lower level for both houses to the lower level committee rooms only. Moved by Senator Stegner, seconded by Representative Deal. Unanimous consent to accept the motion.

5. Education/Visitor Center on the Garden Level-To plan for an education center, visitor center, and snack bar type facility with ADA access entrance on the garden level in the rotunda area. Moved by Representative Black, seconded by Senator Stegner. Unanimous consent to accept the motion.

6. Transition Concept-To plan for a transition area from the rotunda area in the visitor or public space to the garden level wing area in a straight direction rather than around. Moved by Senator Stegner, seconded by Representative Jaquet. Unanimous consent to accept the motion.

The press and lobbyist area was again brought up as to where they will be located and Mr. Brown assured the committee that there is space available in various areas that would accommodate them but to let the

design team determine that area after other space issues have been resolved.

Senator Cameron requested that all PowerPoint slides and diagrams that Mr. Brown presented to the committee be provided to the members in electronic form. Mr. Brown will provide that to Jan Frew for distribution to the committee.

Pam Ahrens presented a financial update for the project. Ms. Ahrens, the Deputy AG, and Jan Frew met with the Idaho Building Authority to proceed with the issuing of the bonds. The Building Authority voted to form the investment team who will pursue the issuing of short-term bonds in early September. The funds should be in place in mid- to late September at which time the Department of Administration can move forward with an aggressive bidding process and the issuance of contracts for the projects.

In June Ms. Ahrens will present to the Land Board and will ask them to approve a 'premise' or a 'ground lease' for the issuance of the bonds. The Department of Administration must provide to the Building Authority a signed ground lease and a development lease that in conjunction with the planning process will guarantee the loan, so there will be title transfer of the building and the ground to the Building Authority.

Jeff Youtz updated the committee on the actions of the Relocation Committee which is charged with relocating the existing habitants of the Statehouse to the Ada County Courthouse. The floor plans have been drawn and the logistics of running the legislature during session have been addressed. The Relocation Committee will be meeting once more to make their final recommendations on the project. The last decision this committee will be addressing is the mechanical issues surrounding the Ada County Courthouse. DPW is in the process of finishing up the testing of the boiler systems, electrical systems and the air conditioning. Once those tests are completed, the Relocation Committee will make the final recommendation on how much they would like to invest to upgrade the mechanical and other systems, which will depend on what they feel are the long term uses of the building will be in the future.

Carl Bianchi informed the committee that the Capitol Commission would be meeting in June and that at that point they will be receiving the recommendations from this committee, Relocation Committee, and the Executive Branch as to the floor plans, relocation plans and the wings addition, and would make the final decision at that meeting as to the direction the project would take.

Mr. Youtz reminded the committee that JFAC had appropriated \$2 million dollars for the purpose of fixing up the Ada County Courthouse as swing space and that currently the estimate to fix it up was in the \$2-\$3 million range, so there may be a need to come back next session with a supplemental.

Co-chair Denney left future meetings dates subject to the call of the chair subsequent to the time when future decisions will be needed.

Senator Geddes made a motion to adjourn, seconded by Senator Werk. Unanimous consent to accept the motion.

Meeting was adjourned at 12:35 pm.